

LOT 58
IN OR 657 PG 679
SELVA VERDA SUB 3 PB 4/102

MANNING PAUL & DEBORAH
3618 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1687-0058-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	151,264
FGR	810	55	446	51,032
FOP	224	30	67	7,666
FOP	200	30	60	6,866
FUS	527	100	527	60,300
UOP	48	20	10	1,145

TOTALS	3,131		2,432	278,271
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
6	0861	POOL GUNIT	0 100	0	0	415.00	SF	85.00	85.00	100	1999
7	0845	KOOL DECK	0 100	0	0	788.00	SF	7.25	7.25	100	1999
8	0910	SCRN RM L	0 100	0	0	1,469.00	SF	15.00	15.00	100	1999
9	0858	SCULP CONC	0 100	0	0	2,303.00	SF	13.00	13.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,432	118.9524	141.26	343,544	1984	1984	0	0	0 19.00	81.00
1 SNGL FAM - 100% - 0											
Heated Area: 1849											
HX Base Yr											

3618 VIA DEL MAR, FERNANDINA BEACH					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030			
415.00	SF	85.00	85.00	100	1999	1999	3	25	8,819			
788.00	SF	7.25	7.25	100	1999	1999	3	79	4,513			
1,469.00	SF	15.00	15.00	100	1999	1999	3	20	4,407			
2,303.00	SF	13.00	13.00	100	2004	2004	3	96	28,741			

TOTAL OB/XF											
48,510											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		278,271	
TOTAL MARKET OB/XF VALUE		48,510	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		576,781	
SOH/AGL Deduction		309,937	
ASSESSED VALUE		266,844	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		216,844	
TOTAL JUST VALUE		576,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110289	REPAIR/RRF	8,131	03/03/2011
20110207	REMODEL	4,200	02/14/2011
20052534	REPAIR/RRF	6,000	08/26/2005
20052235	REMODEL	1,000	07/15/2005
20052167	H/AC	3,000	07/07/2005
20051917	REMODEL	50,000	06/07/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0657/0679	5/12/1992	WD	Q	I	
GRANTOR: DENNIS RALPH & R J					
GRANTEE: MANNING PAUL & D					
0593/0227	3/20/1990	WD	Q	I	
GRANTOR: THOMAS ROBERT H JR					
GRANTEE: DENNIS RALPH & R					

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=1993] W27 BAS=[YR=1993] W11 FOP=[YR=2007] N4 W25 UOP=[YR=2007] W6 S8 E6 N8\$ S8 E25 N4\$ S4 W31 N4 W14 S23 E2 D2 R2 E6 U2 R2 E1 S4 E2 FOP=[YR=1993] S8 E28 N8 W28\$ E30 N4 E1 D2 R2 E5 U2 R2 E1 N23\$ S30 E27N30\$ PTR=E20 FUS=[YR=1993] E30 S17 W5 S4 W4 N4 W2 N5 W3 S5 W6 S4 W4 N4 W6 N17 \$ W20\$.											